

Catherine Martone, Chairperson
Joseph Squillante, Vice Chairman
Lawrence Cunningham



Ida Wiggins
Mary Ellen O'Brien
Brian Snee
Kayte Handler

**CITY OF PEEKSKILL
HISTORIC AND LANDMARKS PRESERVATION BOARD**

MINUTES

May 23, 2019

The Historic and Landmarks Preservation Board (the “Board” or “HLPB”) held a meeting on May 23, 2019 at 7:30 pm.

All members were present including City Planner Jesica Youngblood.

The Chair called the meeting to order at 7:31 P.M.

I. ACCEPTANCE OF MEETING MINUTES

The Chair asked for a motion to accept the April 25th meeting minutes. With no changes, the meeting minutes were accepted as written, with a motion made by Member Wiggins and seconded by Vice Chair Squillante. All members voted in favor to accept the minutes.

II. CONTINUED APPLICATIONS

III. NEW APPLICATION

1. 920 First Street – The Assumption Church

Applicant	Christopher Borchardt
Occupant	The Assumption Church
Owner	The Assumption Church
SBL	33.37-3-1
RE:	<u>Certificate of Appropriateness Review</u> for nineteen (19) windows installed on the top floor and minor repairs associated with said installation for a religious building in the Downtown Historic District.

The Chair opened the application and asked the Applicant to provide a summary. Father Esteban Sanchez described the scope of work that had been completed to-date regarding the installation of windows on the top floor of the church. The replacement was necessary in order to provide improved ventilation. The property had received prior approval for window installation; however, the windows that were actually installed were different, which spurred a new application. There was brief discussion regarding the selected color ‘white’ for repainting the sills and wooden panels due to a brighter aesthetic appearance. With no major objections from the Board, the Chair asked for a motion to approve, provided by Member

O'Brien with a second by Member Handler.

2. *1013 Park Street (including 1015 Park Street)*

Applicant	Joseph G Thompson Architect, PLLC
Occupant	Retail Tenants (2)
Owner	Park's Building Realty, LLC
SBL	33.30-4-6
RE:	<u>Certificate of Appropriateness Review</u> for exterior renovation to two storefronts and select window replacements located at 1013 Park Street in a mixed use building in the Downtown Historic District.

The Chair opened the application and asked the Applicant to provide a summary. Architect Joe Thompson explained the proposed scope of work to replace the existing storefronts. The major elements of the modifications include the cornice, knee wall, door transom, new upper-floor emergency windows and depth of storefront windows.

Comments from the Board included disagreement with the cornice, that the proposed change would not be keeping the same character as the adjacent buildings. The request is to keep them as is.

Another comment thread was that the proposed marble cladding is not appropriate for the historic district. The Chair asked if the Applicant had considered alternatives and recommended replacing the knee wall section with a more preferable material, such as wood.

Member Snee posed to the Board if the preference was to keep the storefronts' setbacks in-line with the other properties on the street. The Applicant requested pulling the storefront forward to reduce any dark or negatively-spaced areas. The Board collectively expressed preferring a reduced setback as opposed to a flat front, which tends to be more modern in style. There were no comments on the proposed upper-floor emergency windows.

With a motion by Member Snee and a second by Member Wiggins, the Board voted to conditionally approve the application.

3. *729 South Street*

Applicant	Laeta, LLC
Occupant	Vacant
Owner	Laeta, LLC
SBL	33.37-1-34
RE:	<u>Certificate of Appropriateness Review</u> for exterior renovations and new 3-story addition for an existing mixed-use building located at 729 South Street in the Downtown Historic District.

The Chair opened the application and asked the Applicant to provide a summary. Architect J.B. Hernandez stated that the project's intention is to update and expand the property's building in order to reconfigure both the interior commercial and residential space. A new sign is proposed as well as new landscaping in the front of the building with a new trash enclosure located at the rear of the property. Proposed is new siding to create a cohesive appearance to the building with new paint and roofing. Additional attention and repair will occur to the porch in order to keep the historic character and detail.

The Chair asked if the Applicant would consider larger windows for the residential unit, to which the applicant responded amenably. Vice Chair Squillante asked if the parking space allocation was sufficient, and it is based in the City Code. The City Planner asked for additional details on the signage to be submitted.

Vice Chair Squillante made a motion to approve with a second by Member Handler. All members voted to approve the application with conditions.

IV. NEW BUSINESS

None

V. MEETING ADJOURNMENT

The Chair adjourned the meeting at 8:16 PM.